

FRONT OF HOME ON HEMLOCK STREET



LOOKING DOWN HEMLOCK ST.



29 HEMLOCK AND NEIGHBOR TO THE SOUTH

ZONING DIMENSIONAL INFORMATION

	ZONING DISTRICT R-1, LOT 2A, 29 HEMLOCK ST.	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (SF.)	6,000 SF.	3,768 SF.	NO CHANGE	EXISTING NON-CONF.
B	MINIMUM FRONTAGE (FT)	60 FT.	50 FT.	NO CHANGE	EXISTING NON-CONF.
C	MAX. FLOOR AREA RATIO, FAR	0.35	0.33	0.39	NON-CONFORMING
D	MAX. LOT COVERAGE (%)	35%	16.1%	17.5%	CONFORMING
E	FRONT YARD SETBACK (FT)	20 FT	17.6 FT	12.6 FT	EXISTING NON-CONF.
F	SIDE YARD SETBACK (FT)	10 FT	16.3 FT/ 7.2 FT.	NO CHANGE	EXISTING NON-CONF.
G	REAR YARD SETBACK (FT)	20 FT	26.6 FT	NO CHANGE	CONFORMING
H	MAX. HEIGHT (STORIES/ FT)	35 FT./ 2.5 STORIES	29 FT/ 2.5 ST.	NO CHANGE	CONFORMING
I	OPEN SPACE – MIN. LANDSCAPED AREA (%)	10%	75%	NO CHANGE	CONFORMING
J	OPEN SPACE – MIN. USABLE AREA (%)	30%	79%	78.5%	CONFORMING



STREETSCAPE - NEIGHBORING HOUSES, NORTH AND SOUTH

DRAWING LIST

	COVER SHEET
P1.1	PROPOSED PLOT PLAN – ROBER SURVEY
L1.1	PROPOSED LANDSCAPE PLAN – WEINMAYR JAY ASSOC.
A0.0	EXISTING FLOOR PLANS
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.1	PROPOSED EXTERIOR ELEVATIONS
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FO–100	BASEMENT FOUNDATION PLAN
S–100	FIRST AND SECOND FLOOR FRAME
S–101	CEILING AND ROOF FRAME
S–200	NOTES AND TYPICAL DETAILS

STEIN LION DESIGN

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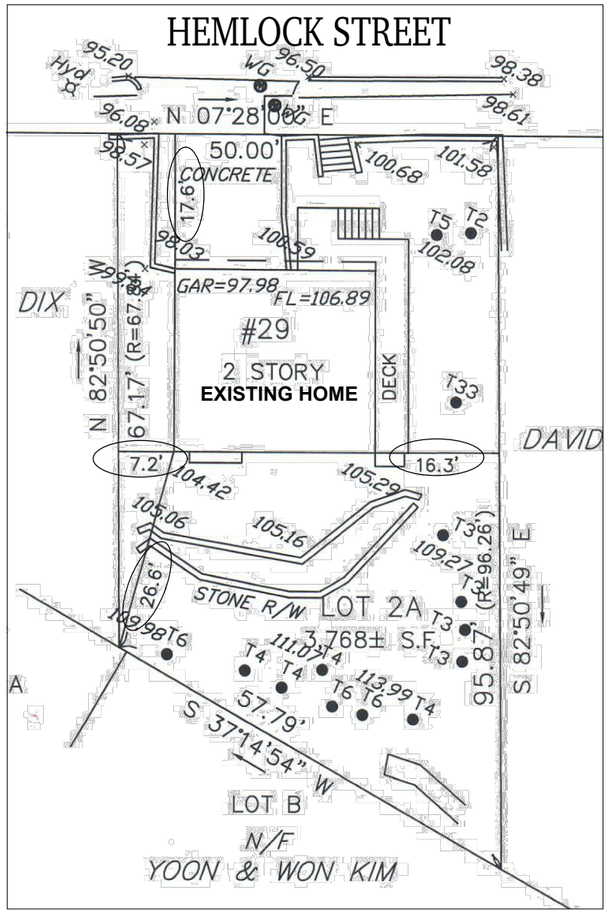
BENDER RESIDENCE
29 Hemlock St. Arlington, MA

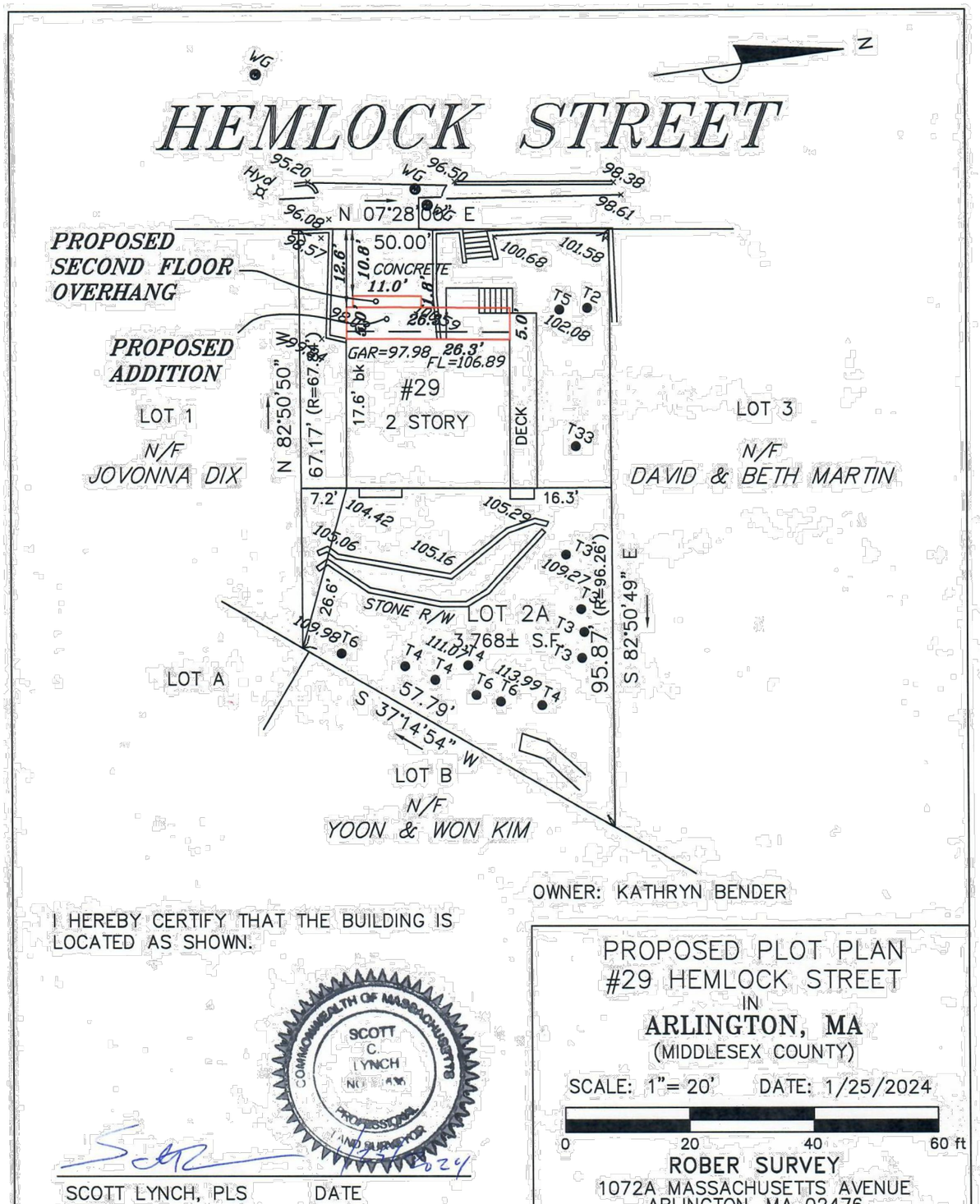
DATE: 03.25.25

SCALE: NTS.

COVER

ZONING SITE DIAGRAM
based on Rober Survey existing plot plan 1:20 scale





OWNER: KATHRYN BENDER

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
PROFESSIONAL LAND SURVEYOR

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#29 HEMLOCK STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 1/25/2024

0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533
6454PP1.DWG

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BENDER RESIDENCE
29 Hemlock St. Arlington, MA

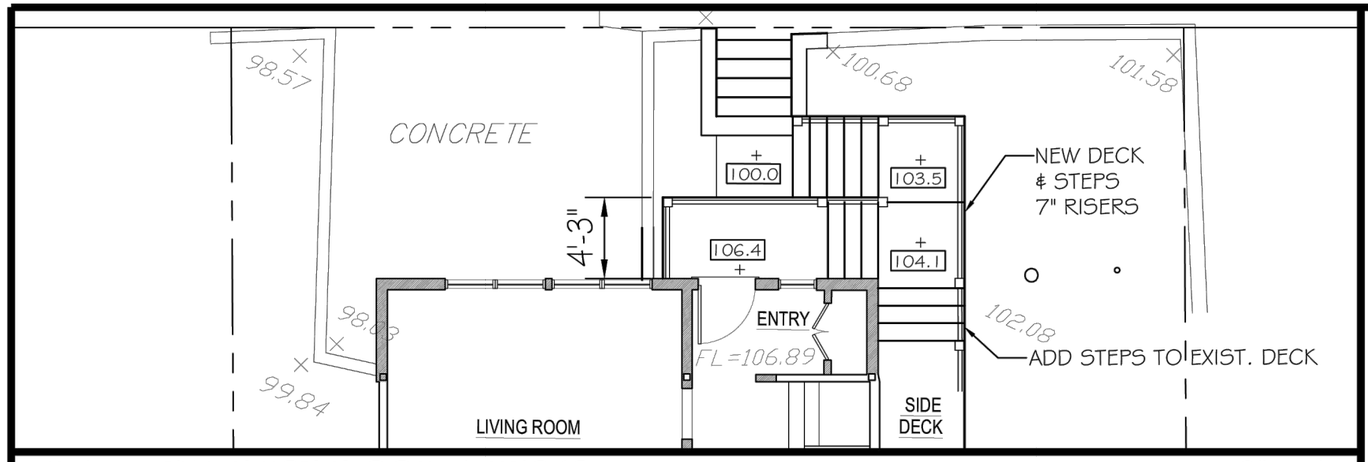
DATE: 03.25.25

SCALE: AS NOTED

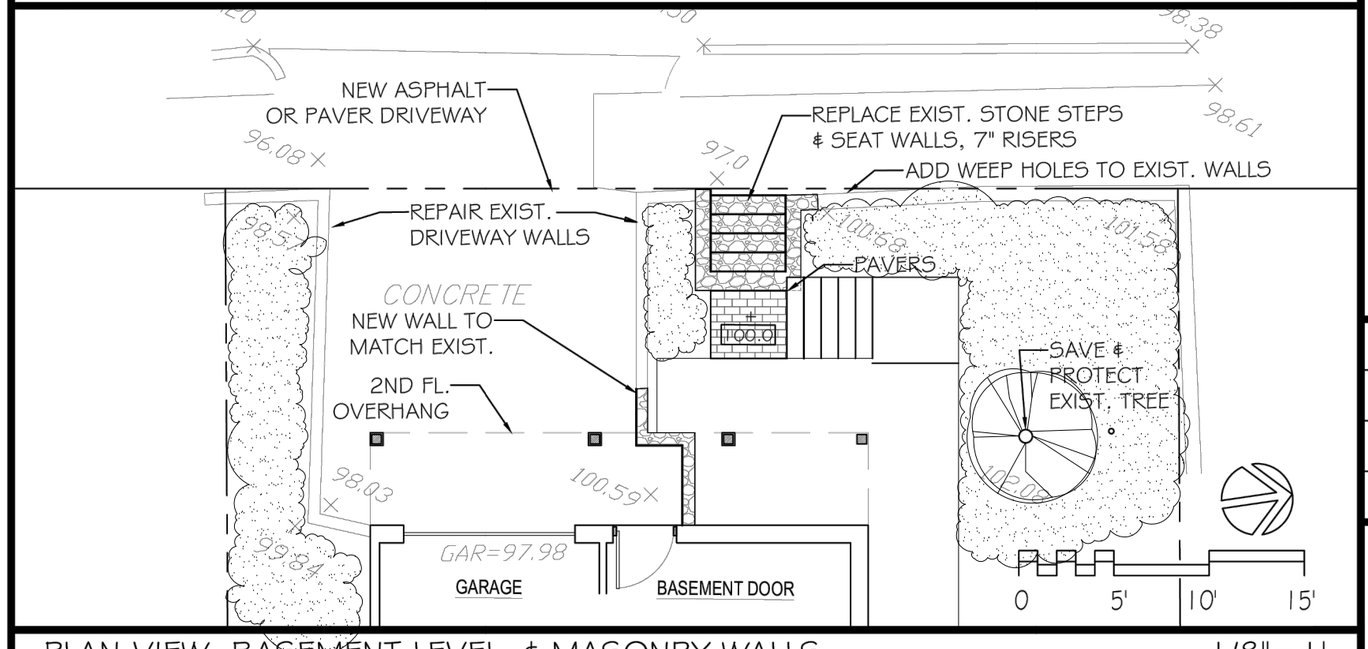
PROPOSED PLOT PLAN

ROBER SURVEY INC.

P1.1



PLAN VIEW, FIRST FLOOR & DECKS 1/8"=1'



PLAN VIEW, BASEMENT LEVEL & MASONRY WALLS 1/8"=1'

BENDER RESIDENCE
29 Hemlock St. Arlington, MA

WEINMAYR/JAY ASSOC. INC. LANDSCAPE ARCHITECTS
360 Charles River Rd. Watertown, MA 02472 617.957.9733

DATE: 2/20/2025
DRAWN: DAJ
SCALE: 1/8"=1'
LANDSC. PLAN

L-1
DRAWING NO.

STEIN LION DESIGN
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BENDER RESIDENCE
29 Hemlock St. Arlington, MA

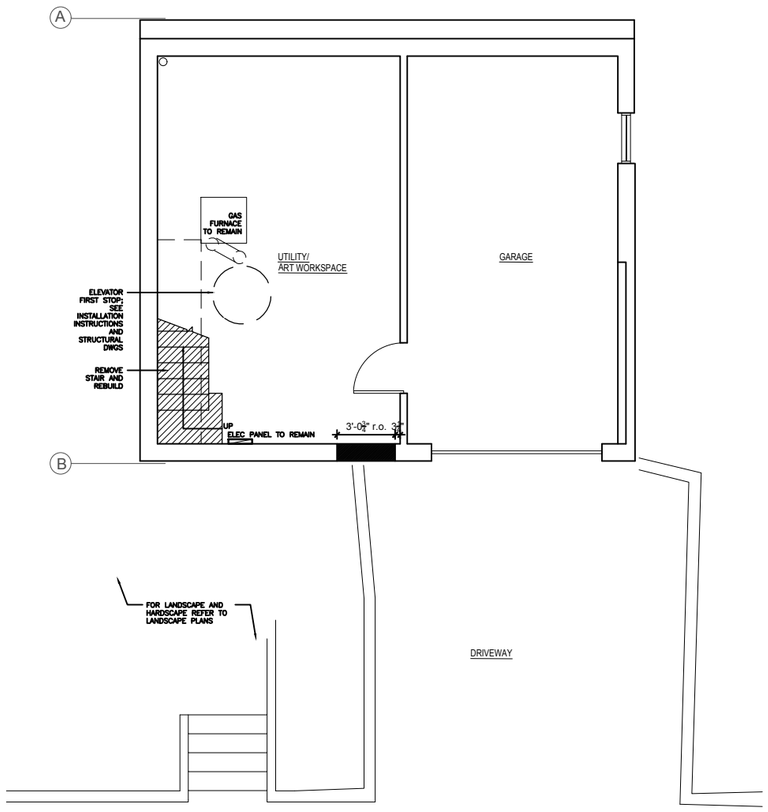
DATE: 03.25.25

SCALE: AS NOTED

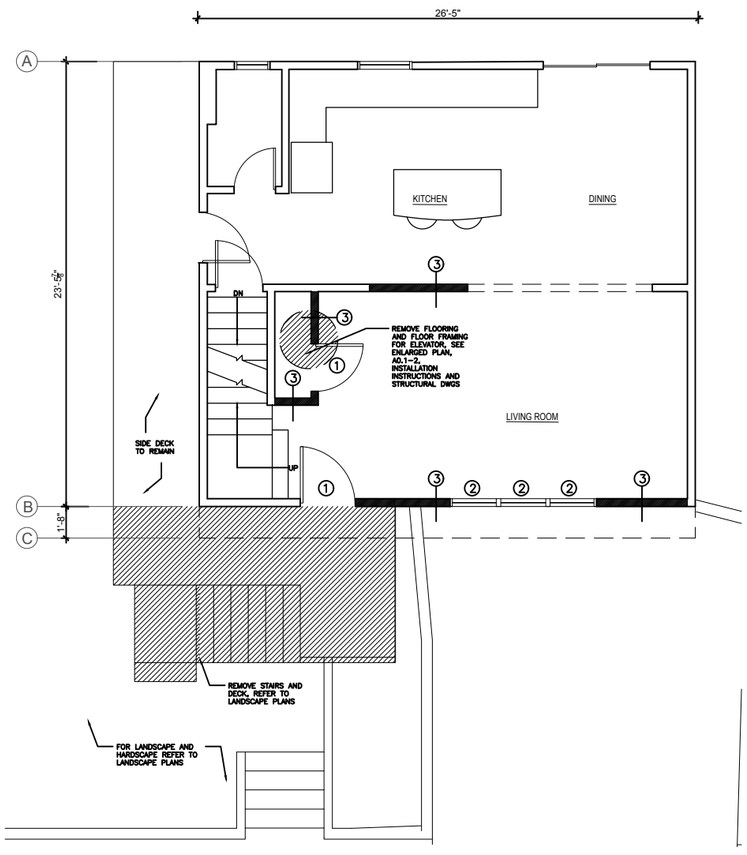
PROPOSED LANDSCAPE PLAN

By: WEINMAYR/ JAY ASSOCIATES

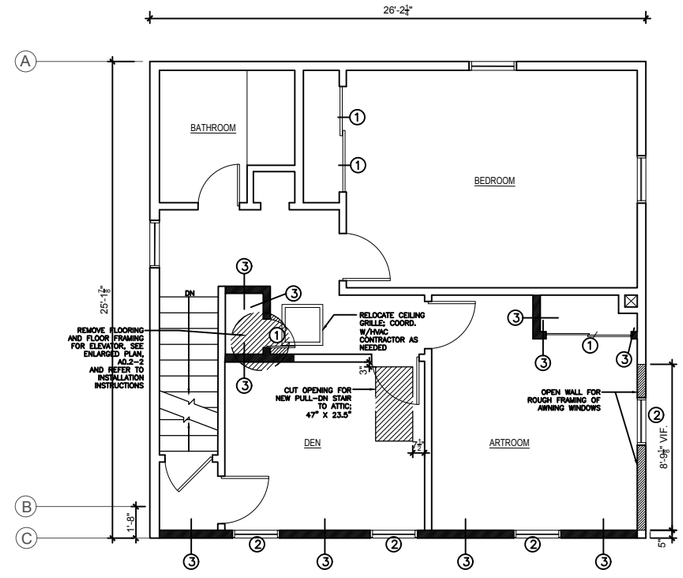
L-1



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GROSS FLOOR AREA	
	EXISTING
BASEMENT	612
FIRST FLR.	617
SECOND FLR.	659
TOTAL GSF (SF)	1888

N

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BENDER RESIDENCE
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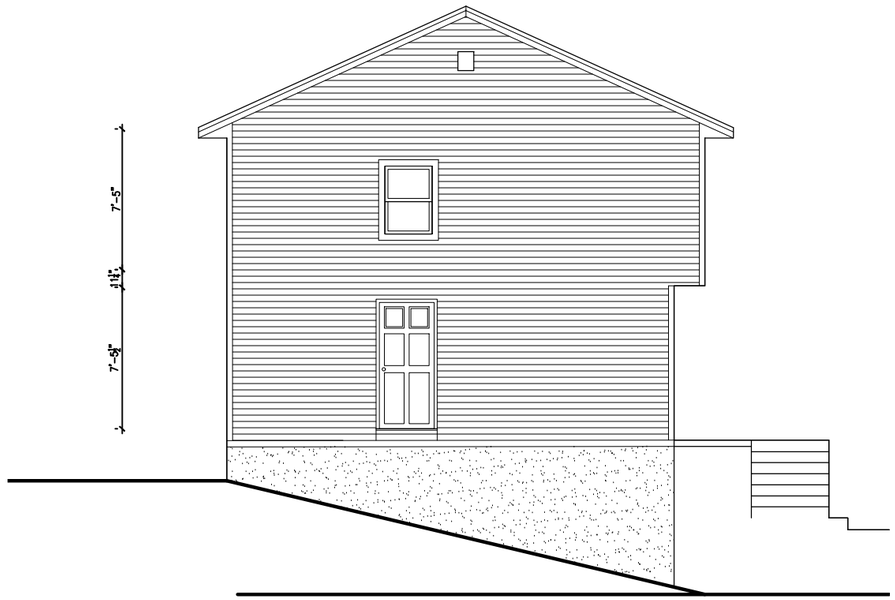
DATE: 03.25.25

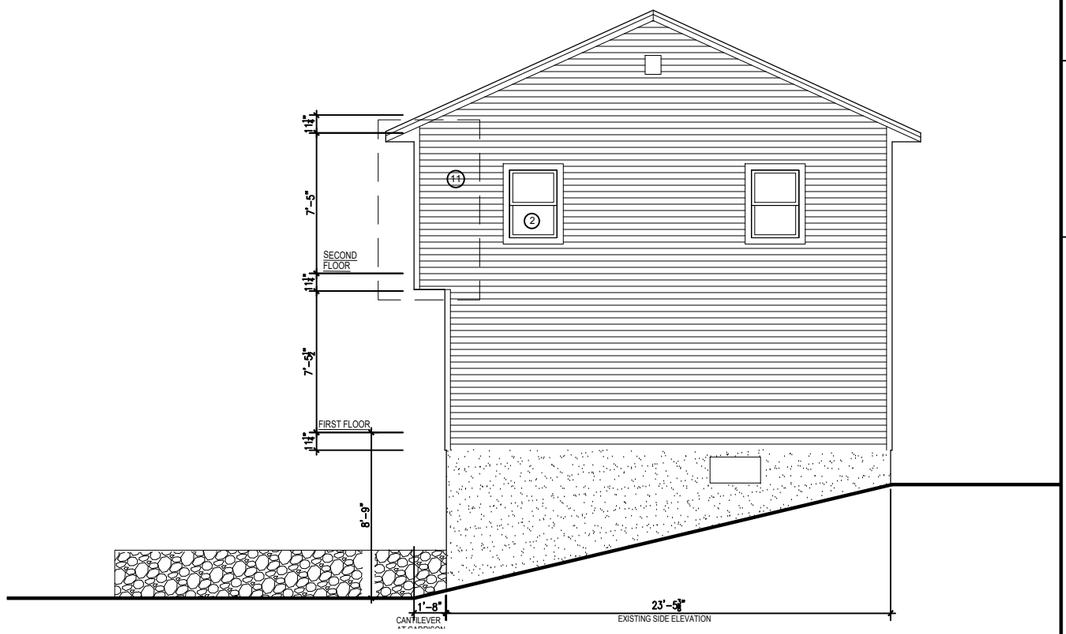
SCALE: 1/8" = 1'-0"

EXISTING PLANS

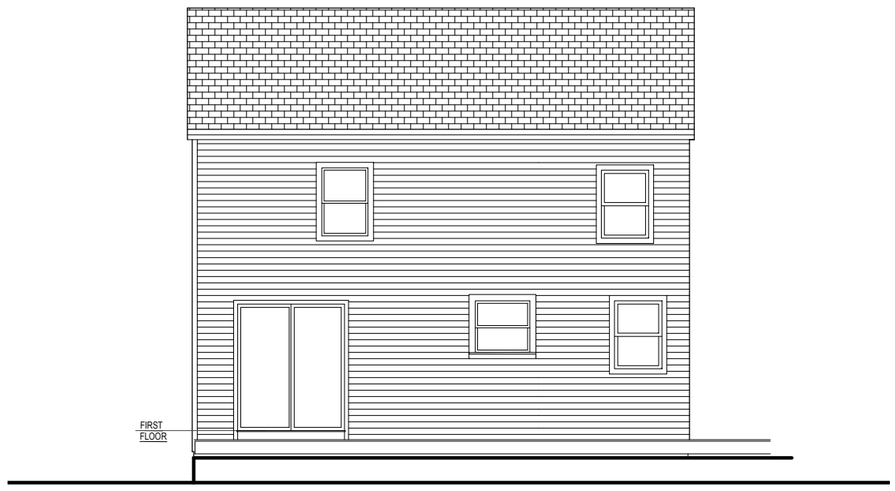
A0.0



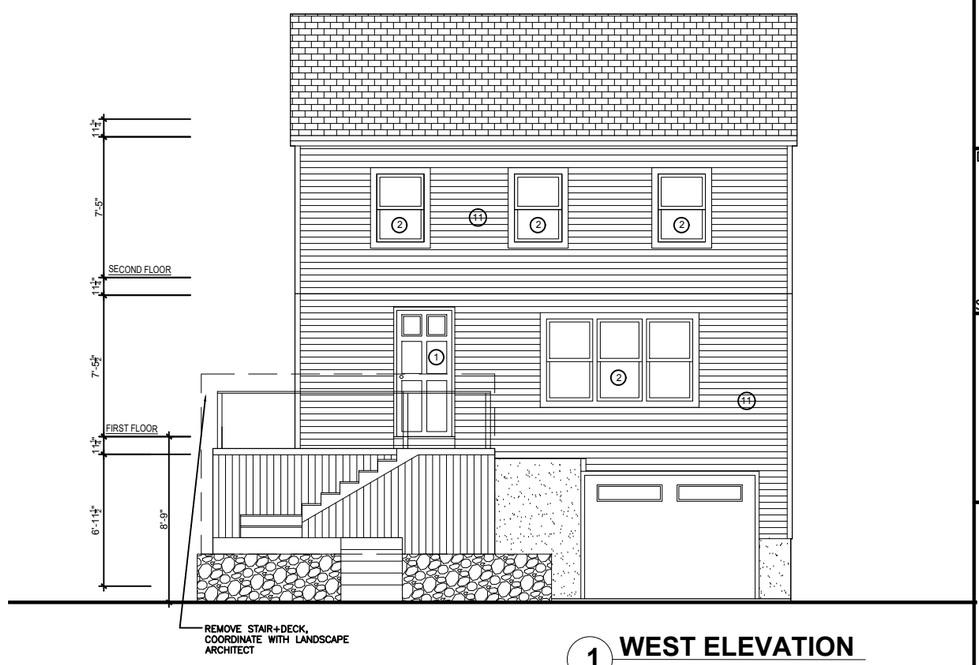
3 **NORTH ELEVATION**
1/8" = 1'-0"



2 **SOUTH ELEVATION**
1/8" = 1'-0"



4 **EAST ELEVATION**
1/8" = 1'-0"



1 **WEST ELEVATION**
1/8" = 1'-0"

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BENDER RESIDENCE
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DATE: 03.25.25

SCALE: 1/8" = 1'-0"

EXISTING EXTERIOR ELEVATIONS

A0.3

DOOR SCHEDULE AND NOTES

NO.	LOCATION	TYPE	MANU.	DOOR SIZE
1	BASEMENT	EXTERIOR	THERMATRU	36" X 80"
2	ENTRY	EXTERIOR	TBD	36" X 80"
3	PANTRY CLOSET	INTERIOR	JELDWEN	(2)15" X 80"
4	WASHER/ DRYER	INTERIOR	JELDWEN	(2)15" X 80"
5	ENTRY HALL CLOSET	INTERIOR	JELDWEN	(2)18" X 80"
6	PRIMARY CLOSET	INTERIOR	JELDWEN	(2)33" X 80"

NO.	NOTES	HARDWARE
1	FIBREGLASS DOOR, NO LIGHT; CONFIRM MAX. HT FOR DOOR	EXTER. LOCK SET
2	EXTERIOR WOOD DOOR. DOUBLE BORE. ¼ LIGHT TO MATCH EXTG DOOR	EXTER. LOCK SET
3	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
4	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
5	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
6	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET

NOTES:

1. INTERIOR DOORS TO BE JELDWEN MOLDED WOOD COMPOSITE DOOR, 6-PANEL STYLE TO MATCH EXISTING INTERIOR DOORS, PRIMED.
2. ALL INTERIOR DOORS SHALL BE 1-3/8" HINGED SWING DOORS, UNLESS OTHERWISE NOTED.
3. ALL NEW DOORS SHALL BE LIGHTLY SANDED, AND PAINTED W/2 COATS, LOW-VOC PAINT. COLOR BY OWNER
4. ALL REUSED EXISTING DOORS SHALL BE SANDED TO SMOOTH, PRIMED AND PAINTED W/2 COATS LOW-VOC PAINT.
5. DOOR HARDWARE STYLE TO BE SPECIFIED BY ARCHITECT, PURCHASE BY OWNER

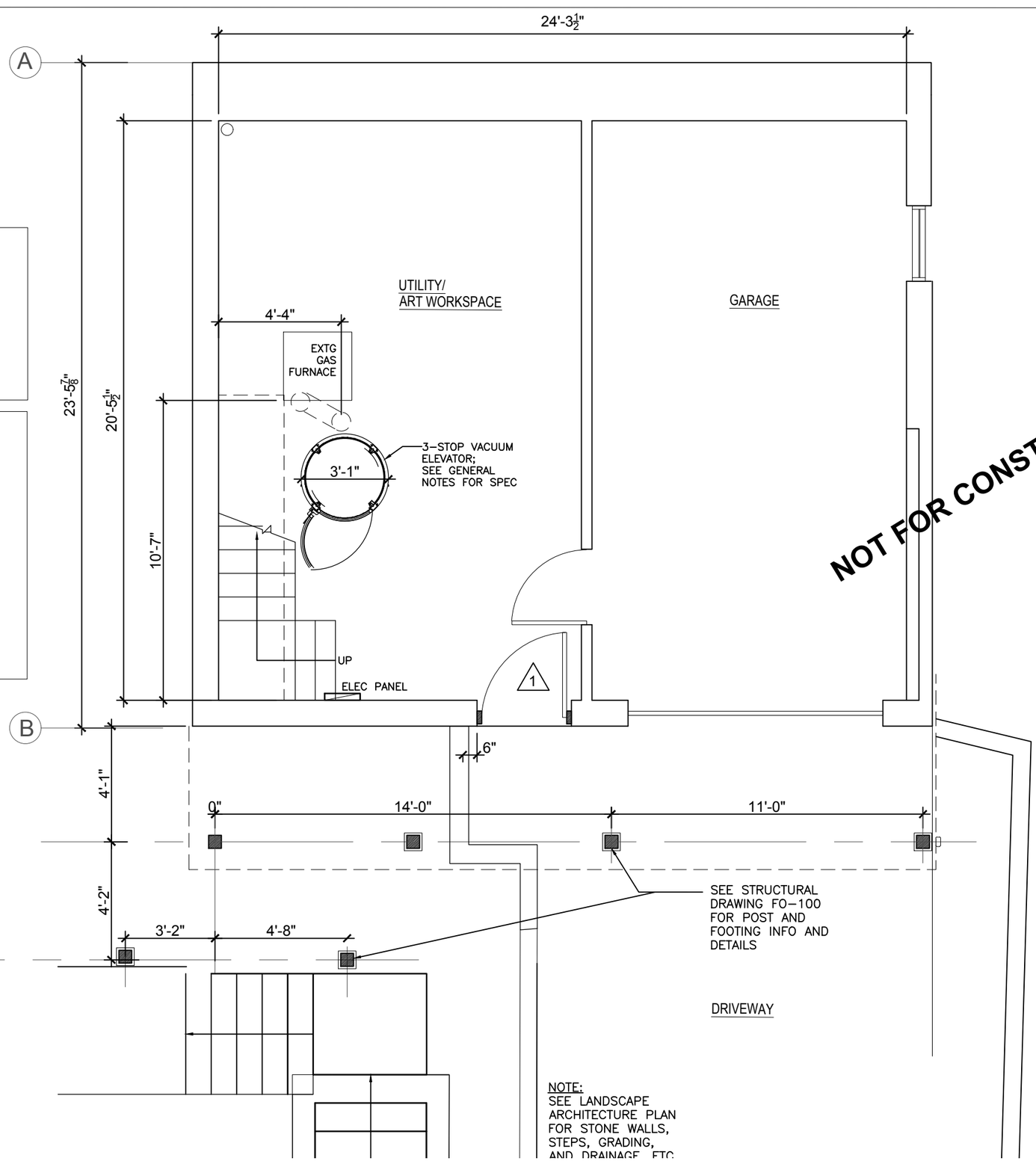
N

LEGEND

- NEW WALL
- NEW FOUNDATION WALL
- EXISTING WALL TO REMAIN

GROSS FLOOR AREA

	EXISTING	PROPOSED
BASEMENT	612	612
FIRST FLR.	617	749
SECOND FLR.	659	767
TOTAL GSF (SF)	1888	2128
TOTAL ADDED GSF (SF)		240



NOT FOR CONSTRUCTION

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BENDER RESIDENCE
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DATE: 03.25.25

SCALE: 1/4" = 1'-0"

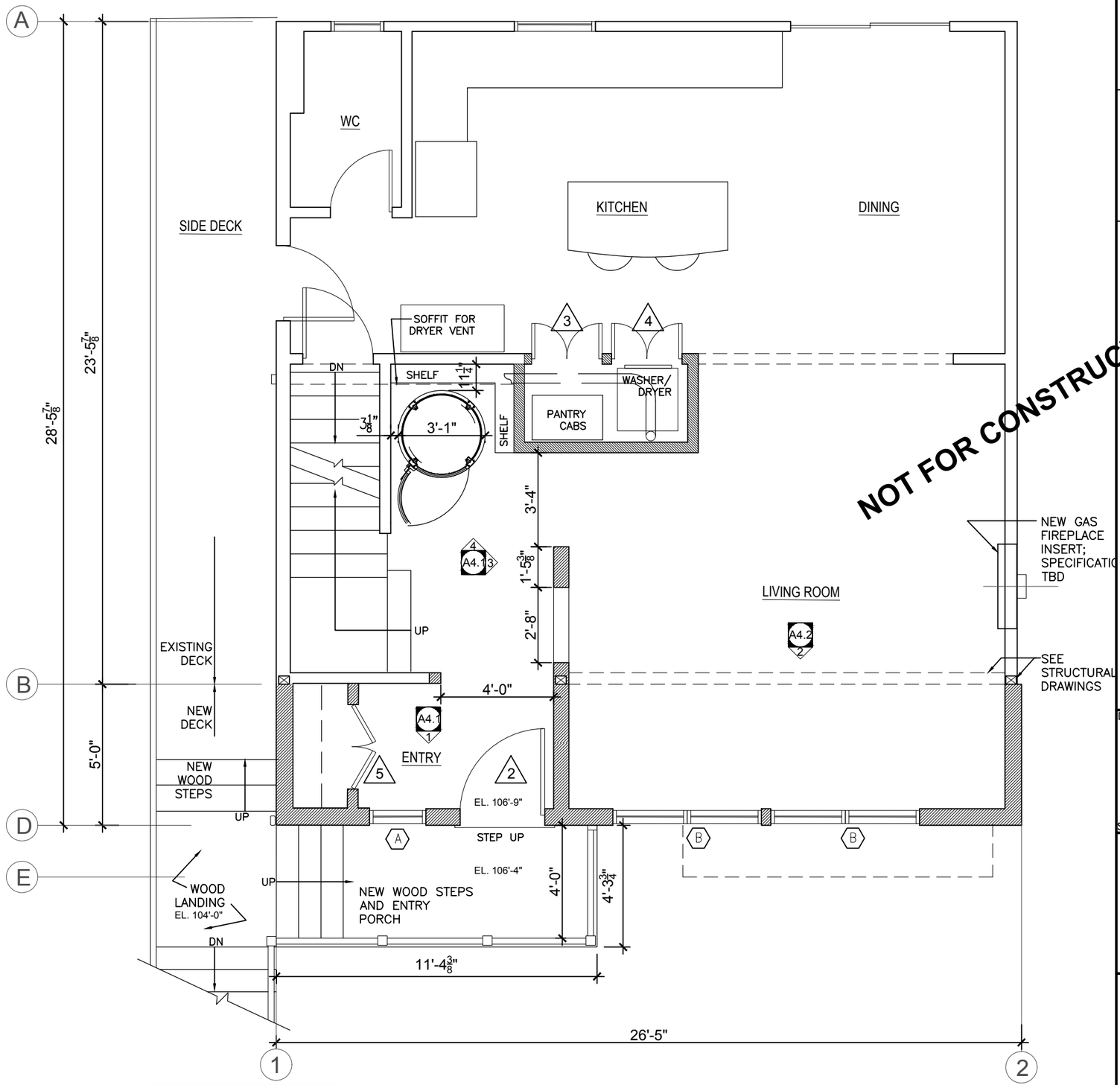
BASEMENT FLOOR PLAN

A1.0

WINDOW SCHEDULE

NO.	LOCATION	TYPE	QTY.	MANU.	UNIT SIZE
A	ENTRY	CASEMENT	1	ANDERSEN	2'-0 1/8" x 4'-4 13/16"
B	LIVING ROOM	MULLED DBL HNG	2	ANDERSEN	5'-3 3/4" x 4'-4 13/16"
C	ART/OFFICE	MULLED DBL HNG	2	ANDERSEN	5'-3 3/4" x 4'-4 13/16"
D	ART ROOM	TRIPLE MULLED AWNING	1	ANDERSEN	7'-0 5/8" X 1'-8 1/2"

NO.		MODEL	NOTES
A		C145	NO DIVIDED LIGHTS;
B		CX245	NO DIVIDED LIGHTS;
C		CX245	NO DIVIDED LIGHTS
D		AN3251	NO DIVIDED LIGHTS



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- NEW FOUNDATION WALL
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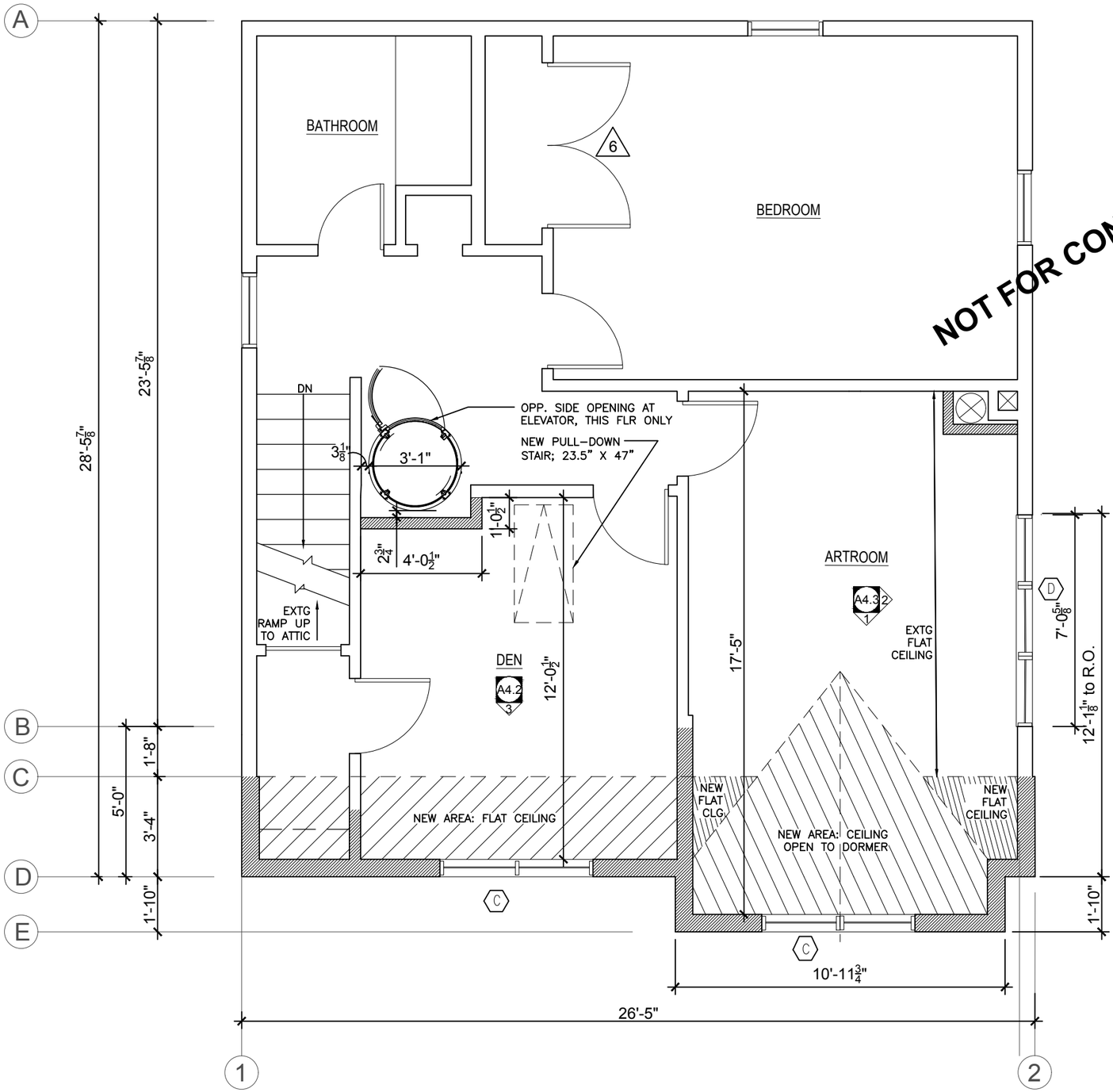
FIRST FLOOR PLAN

A1.1



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LEGEND

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- EXISTING WALL TO REMAIN

GROSS FLOOR AREA

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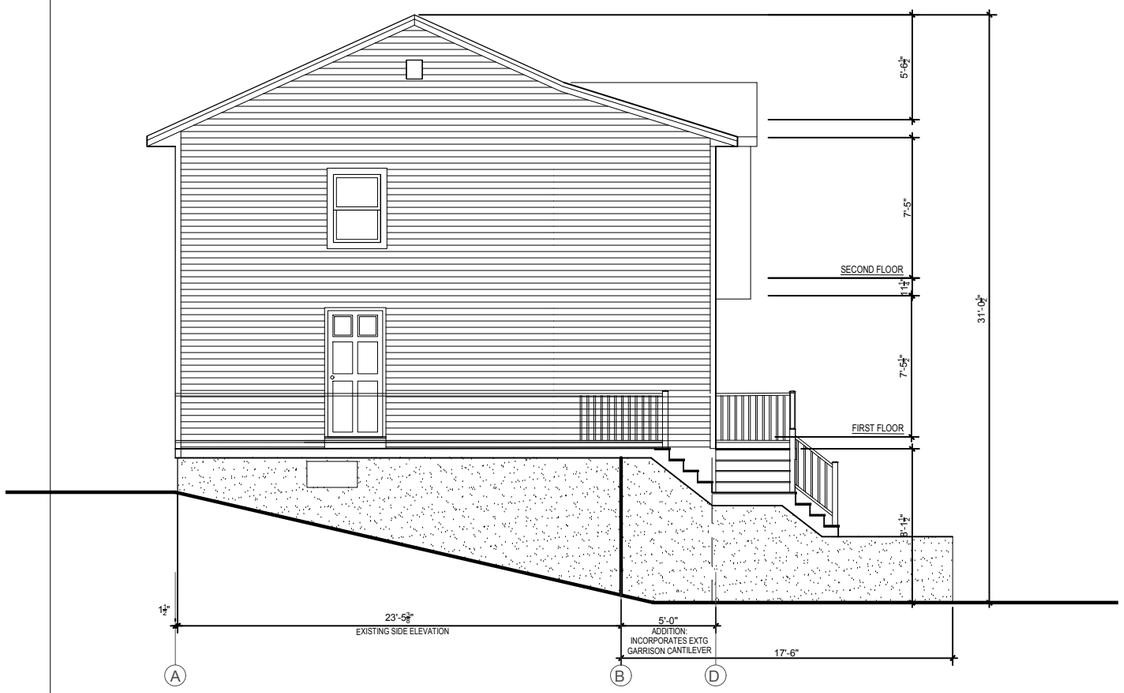
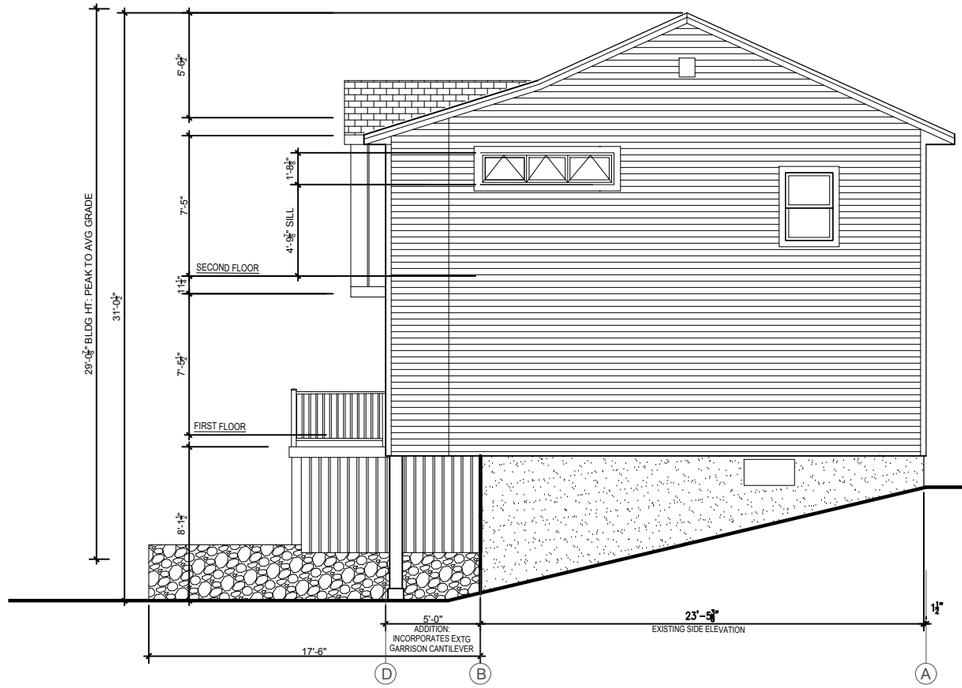
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

A1.2



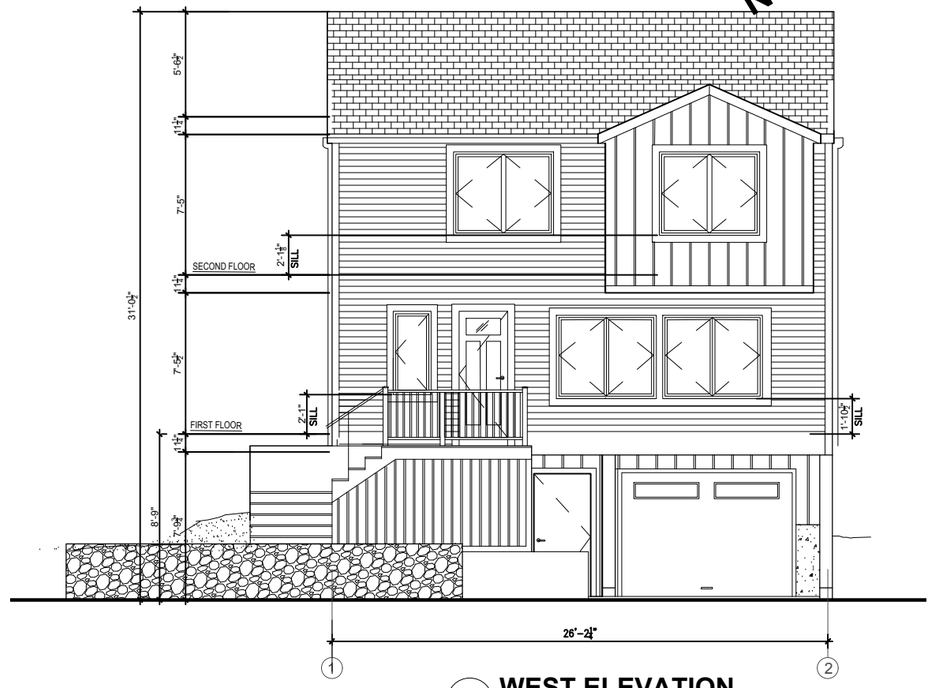
3 NORTH ELEVATION



2 SOUTH ELEVATION



4 EAST ELEVATION



1 WEST ELEVATION

NOT FOR CONSTRUCTION

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BENDER RESIDENCE
29 Hemlock St. Arlington MA

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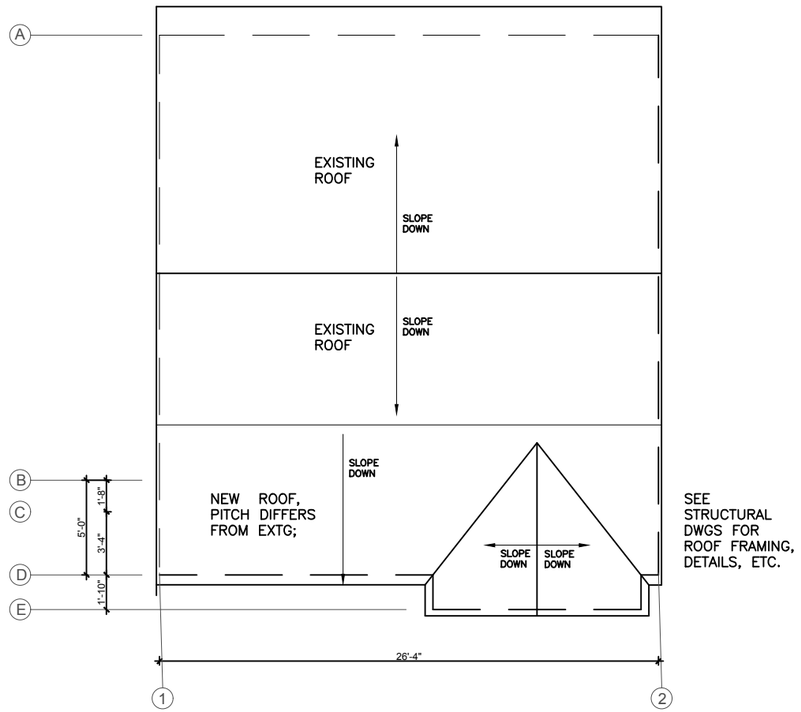
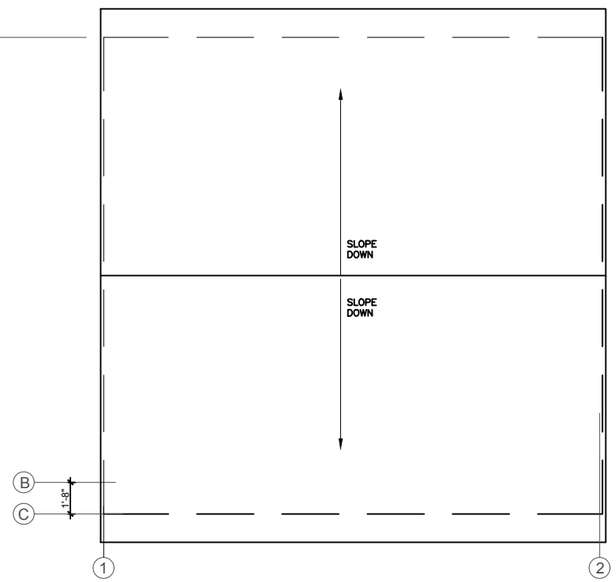
SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

A2.1



2 PROPOSED ROOF PLAN
1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

EXISTING AND PROPOSED ROOF PLANS

A2.2